

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice
SPECIAL MEETING
Tuesday, April 21, 2020, 7:00 PM

Posted 4/15/2020 8:13

To Be Held via Telephone Conference
Interested Parties May Call: 1-646-876-9923
Meeting ID # 117 266 328
Password: 448418

Or VIA ZOOM weblink

<https://zoom.us/j/117266328?pwd=WElqaFM4L3B4Z1dKWnVsZm5PMngwQT09>
password: 2xBzd1

AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #9 "Other Business" requires Commission vote
 - 2.2 Communications received NOT related to Agenda items, if any
 - 2.4 Approval of the Minutes from the March 24, 2020 meeting
 - 2.5 Call for filing(s) of Intervener petition(s) and determination of status
3. **Public Hearing and Action on Application(s)**
 - 3.1 **IWC-2020-02**, Application of the Town of Vernon Fire Department for a Re-designation of Wetlands and Wetlands Permit by Commission, for the installation of storage units and fire training apparatus at 724 Hartford Tpke. (Assessor's ID: 27, Block 0066, Parcel 0024B).
4. Status of Cease & Correct Orders, if any
5. Wetlands Enforcement Officer Report, if any
6. Inland Wetlands Agent Approvals, if any
7. Communications Sent
8. Other Business
9. Adjournment

RECEIVED
VERNON TOWN CLERK
20 APR 15 PM 1:23

Rachel Stansel, Chairperson
Inland Wetlands Commission (IWC)

MINUTES

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, March 24, 2020, 7:00 p.m.
Teleconference Meeting

DRAFT MINUTES

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:03 p.m. Also in attendance were Commission Members Don Schubert, and Michael Guminiaik. Staff members present were Craig Perry, Wetlands Agent, David Smith, Town Engineer, and George McGregor, Town Planner.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #8 “Other Business” Requires Commission vote
Don Schubert made a motion seconded by Chairperson Stansel to amend Agenda item #8 to schedule an April meeting. Motion passed unanimously.

2.2 Communications received not related to Agenda Items
None

2.3 Approval of Minutes from the February 25, 2020, meeting
Don Schubert made a motion seconded by Michael Guminiaik to approve the minutes of February 25, 2020, as presented. Motion carried unanimously.

2.4 Call for filing(s) of Intervener petition(s) and determination of status.
None

3. Action on Application(s), if any, and Determination of Significance

Application [IWC-2020-02] of the Town of Vernon Fire Department for a Re-designation of Wetlands and Wetlands Permit by Commission, for the installation of storage units and fire training apparatus at 724 Hartford Tpke. (Assessor’s ID: 27, Block 0066, Parcel 0024B).

Craig Perry, Wetlands Agent, explained the purpose of the application and discussed the maps and site plans along with the proposed changes. Discussion took place.

Michael Guminiak made a motion seconded by Chairperson Stansel to accept Application [IWC-2020-02] and scheduled a public hearing at the next IWC scheduled meeting. Motion carried unanimously.

4. Status of Cease & Correct Orders, if any
None
5. Wetlands Enforcement Officer Report, if any
None
6. Inland Wetlands Agent Approvals
None
7. Communications Sent
None
8. Other Business
Chairperson Stansel made a motion seconded by Michael Guminiak to schedule an IWC Special Meeting for Tuesday, April 21, 2020, at 7:00 p.m. Meeting is expected to take place via teleconferencing unless otherwise notified. Motion carried unanimously.
9. Adjournment

Chairperson Stansel adjourned the meeting at 7:30 p.m.

Respectfully Submitted

Susan Hewett

Recording Secretary

APPLICATION
For Public Hearing
(IWC 2020-02)

IWC-2020-02



TOWN OF VERNON

INLAND WETLANDS COMMISSION (IWC)

APPLICATION

This form is to be used to apply to the Vernon Inland Wetlands Commission (IWC) for approval for a redesignation of a wetlands area, a change to the Inland Wetlands and Watercourses Regulations, and/or a permit to conduct a regulated activity in a wetland, watercourse, or upland review area (URA), which are defined as areas within one hundred (100) feet from the boundary of a wetland, watercourse, or intermittent watercourse and areas within two hundred (200) feet from the boundary of Gage's Brook, Hockanum River, Ogden Brook, Railroad Brook, Tankerhoosen River, Valley Falls Pond, Walker Reservoir East, Walker Reservoir West. Any activity that the Commission determines is likely to impact or affect wetlands or watercourses may be considered a regulated activity. Provide all the information requested.

The Applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property. Said interest shall be explained. If the applicant is not the property owner, written permission for this Application must be obtained from the property owner and submitted by letter signed by the property owner authorizing submission of the Application.

The Applicant understands that the Application is complete only when all information and documents required by IWC have been submitted and that any approval by the IWC relies upon complete and accurate information being provided by the Applicant. Incorrect information provided by the Applicant may make the approval invalid. The IWC may require additional information to be provided by the Applicant.

I. APPLICANT (S)

Name: Stanley Landry
 Title: FF / Assistant Fire Marshal
 Company: Town of Vernon Fire Dept.
 Address: 724 Hartford Tapk Vernon, Ct
 Telephone: 860-978-0528 Fax: N/A
 E-mail: Stanley@vernon-ct.gov

II. PROPERTY OWNERS

Name: Town of Vernon
 Title: MA
 Company: N/A
 Address: 14 Park Place, Vernon, Ct
 Telephone: N/A Fax: N/A
 E-mail: N/A

III. PROPERTY

Address: 724 Hartford Trpk Vernon, Ct

Assessor ID Code: Map # 27 Block # 66 Lot/Parcel # 24B

Land Record Reference to Deed Description: Volume: UNK Page UNK

USGA Location:

Circle the Map Quadrangle Name: Manchester # 38 Rockville #39

Circle the Sub regional Drainage Basin #: 3108 4500 4502 4503

Zoning District: R-27

IV. PROJECT

Project Name: TUFD Storage / training containers

Project Contact Person:

Name: Sten Landry

Title: Firefighter

Company: Town of Vernon Fire Dept

Address: 724 Hartford Trpk Vernon, Ct

Telephone: 860-978-0568 Fax: _____

E-mail: slandry@vernon-ct.gov

V. PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "The Town of Vernon Inland Wetlands and Watercourses Regulations".

Purpose: replace shed + training props

General Activities: Storage + training (ground ladders, search + rescue, forcible entry)

Regulated Activities:

Watercourse disturbance (linear feet): 0

Wetlands disturbance (acres or sq. ft.): 0

Upland Review Area (URA) disturbance: 2100 SQ FT

Nonregulated activities & activities outside URA: 0


VI. APPLICATION

- ☒ Redesignation of Wetlands
- ☐ Amendment of Inland Wetlands and Watercourses Regulations
- ☐ Modification of a Wetlands Redesignation
- ☒ Wetlands Permit
- ☒ Non-significant activity
- ☐ Significant activity with less than ½ acre site disturbance
- ☐ Significant activity with site disturbance from ½ acre to and including 2 acres
- ☐ Significant activity with site disturbance greater than 2 acres
- ☐ Commission modification of a wetland permit in effect
- ☐ Modification of a wetland permit by the Wetlands Agent
- ☐ Approval of a license by the Wetlands Agent for activities in an upland
- ☐ Appeal of a decision by the Wetlands Agent
- ☐ Subdivision review per CGS Section 8-26
- ☐ Jurisdictional ruling regarding permitted and nonregulated uses
- ☐ Waiver, reduction, or delayed payment of fees (attach statement of justification)
- ☐ Waiver
- ☐ Reduction to \$ _____
- ☐ Delay of payment to _____

VII. CERTIFICATION AND SIGNATURE

I, the undersigned Applicant or applicant's Agent, hereby certify that I have reviewed the "Town of Vernon Inland Wetlands and Watercourses Regulations" and have prepared this Application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

 Applicant or Agent Signature	<u>Stanley Londony</u> Printed Name	<u>3/18/20</u> Date
_____ Owner's Signature, if different	_____ Printed Name	_____ Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

DATE APPLICATION SUBMITTED 3/18/20

DATE APPLICATION RECEIVED BY COMMISSION _____

IWC-FILE: _____

To: Town of Vernon

From: Stan Landry

Purpose:

The Town of Vernon Fire Dept Co#1 is looking to replace its existing 12ftx16ft wooden storage shed located just off the back parking lot. The existing shed is 20+years old and starting to show its age with rotted siding and a roof that needs repair. The existing shed is used for storage of Christmas Tree Sales supplies and training equipment for firefighting.

The proposed plan is to replace the shed with shipping type containers that would allow additional storage and also an area that would allow for training such as placing ground ladders against (and other types search and rescue training) an object without causing damage to the town's buildings.

Plan:

Shown on the attached plot plan, the fire department is going to request aid from public works leveling an area where the existing shed is. That area is fairly level at this time and has some damaged and down trees from storms that need to be cleaned up. According to public works, it is estimated that less than **25 yards of top soil and organic material would be removed** or relocated **and approx 30 yards of processed gravel would be brought in** to provide a suitable base.

Existing Wetlands map (available on the Vernon GIS webpage)

USE THIS FORM ONLY IF THE REQUIREMENTS OF
22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM: *Sten Landry*

REFERENCE:

DATE: *3/18/20*

The attached documents, consisting of:

are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: _____

Vernon Town Clerk _____
Signature

Date: _____



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, Municipal Inland Wetlands Agencies (here after called the Agency) **must** complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the Agency is responsible for ensuring that the information provided is accurate and that it reflects the **final** action of the Agency. Incomplete or incomprehensible forms will be mailed back to the Agency. Instructions for completing the form are located on the following page.

The Agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Environmental Protection (DEP). **Do not** mail this cover page or the instruction page. **Please print and mail only the completed reporting form to:**

WETLANDS MANAGEMENT SECTION
INLAND WATER RESOURCES DIVISION
DEPARTMENT OF ENVIRONMENTAL PROTECTION
79 ELM STREET 3RD FLOOR
HARTFORD, CT 06106

The form may also be opened and completed online, saved, and printed by accessing the DEP web site at ([http://www.ct.gov/dep/cwp/view.asp?a=2720&q=419534&depNav_GID=1907&depNav=\(\)](http://www.ct.gov/dep/cwp/view.asp?a=2720&q=419534&depNav_GID=1907&depNav=())) Questions may be directed to the DEP's Wetlands Management Section at (860) 424-3019.

Instructions For Completing THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

PART I: To Be Completed By Agency Only

Please note: a) Incomplete or incomprehensible forms will be mailed back to the Agency; b) Use a separate form to report each action taken by the Agency; c) Utilize the instructions below and fill in the fields on page 4; d) Print, sign, and send to CT-DEP, Wetlands Management Section.

1. Enter the year and month the Agency took the action being reported.
2. Enter **ONE** code letter to describe the final action or decision taken by the Agency. *Do not submit a reporting form for withdrawn applications. Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).*
 - A = A Permit Granted by the Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Agency
 - C = A Permit Renewed or Amended by the Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS section 22a-42a(c)(2)
 - H = An Appeal of Agent Approval pursuant to CGS section 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Agency official verifying that the information provided on this form is accurate and that it reflects the **FINAL** action of the Agency.

PART II: To Be Completed By The Agency Or The Applicant - If Part II is completed by the applicant, the *applicant must return the form* to the Agency. The Agency must ensure that the information provided is accurate and that it reflects the **FINAL** action of the Agency.

5. Enter the name of the municipality for which the Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name and number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See reverse side of the reporting form for the Connecticut Town and Quadrangle Index Map or at: (http://ct.gov/dep/lib/dep/gis/resources/index_NamedQuadTown.pdf)

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. A town subregional drainage basin map has been mailed to each Agency. Further, sub-regional drainage basin maps can be found at UCONN-CLEAR (http://clear.uconn.edu/map_sel.htm) for each town in an easy to understand format.
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity site. Also provide a brief description of the action/project/activity. Select if the action/project/activity impacts are **TEMPORARY** or **PERMANENT** in nature.

9. **CAREFULLY REVIEW** the list below and enter **ONE** code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner	I = Storm Water / Flood Control
B = New Residential Development for Single Family Units	J = Erosion / Sedimentation Control
C = New Residential Development for Multi-Family / Condos	K = Recreation / Boating / Navigation
D = Commercial / Industrial Uses	L = Routine Maintenance
E = Municipal Project	M = Map Amendment
F = Utility Company Project	N = State Agency Project
G = Agriculture, Forestry or Conservation	P = Other (this code includes the approval of
H = Wetland Restoration, Enhancement, Creation	concept plans with no-on-the-ground work)

10. Enter between one and four codes to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located **BEYOND** the established upland review area (buffer, setback) or **NO** established upland review area (buffer, setback) exists.

1 = Filling	8 = Underground Utilities (no other activities)
2 = Excavation	9 = Roadway / Driveway Construction
3 = Land Clearing / Grubbing (no other activity)	10 = Drainage Improvements
4 = Stream Channelization	11 = Pond, Lake Dredging / Dam Construction
5 = Stream Stabilization (includes lakeshore stabilization)	12 = Activity in an Established Upland Review Area
6 = Stream Clearance (removal of debris only)	14 = Activity in Upland
7 = Culverting (not for roadways)	

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2. Permitted dredging of a pond must use code 11, other possible codes are 12 and 5.

11. Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form (description). For **PERMANENT** alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You **MUST** provide all information in **ACRES** (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an **ACTIVITY REGULATED BY** the Agency, or as a result of an **AGENT APPROVAL** pursuant to 22a-42a(c)(2). Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form (description). Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You **MUST** provide all information in **ACRES** including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the Agency, or as a result of an agent approval.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. **NOTE:** "restored" or "enhanced" applies to previously existing wetlands or watercourses. "Created" applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You **MUST** provide all information in **ACRES** including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEP - Please leave this area blank.



CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

Gina McCarthy, Commissioner

GIS CODE #: _____
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN (circle one): A B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: Vernon, Ct.
Does this project cross municipal boundaries? Yes _____ No X
If Yes, list the other town(s) in which the action is occurring: _____
6. LOCATION: USGS Quad Map Name: Fockville AND Quad Number: 39
Subregional Drainage Basin Number: 4503
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Stanley Landry, Asst. Fire Marshal
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 724 Hartford Trunk, Vernon, Ct
Briefly describe the action/project/activity: Storage containers for training + shed replacement
9. ACTIVITY PURPOSE CODE: E
10. ACTIVITY TYPE CODE(S): 1 2 12
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated].
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: .05 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
[must be provided in acres as indicated]

DATE RECEIVED:

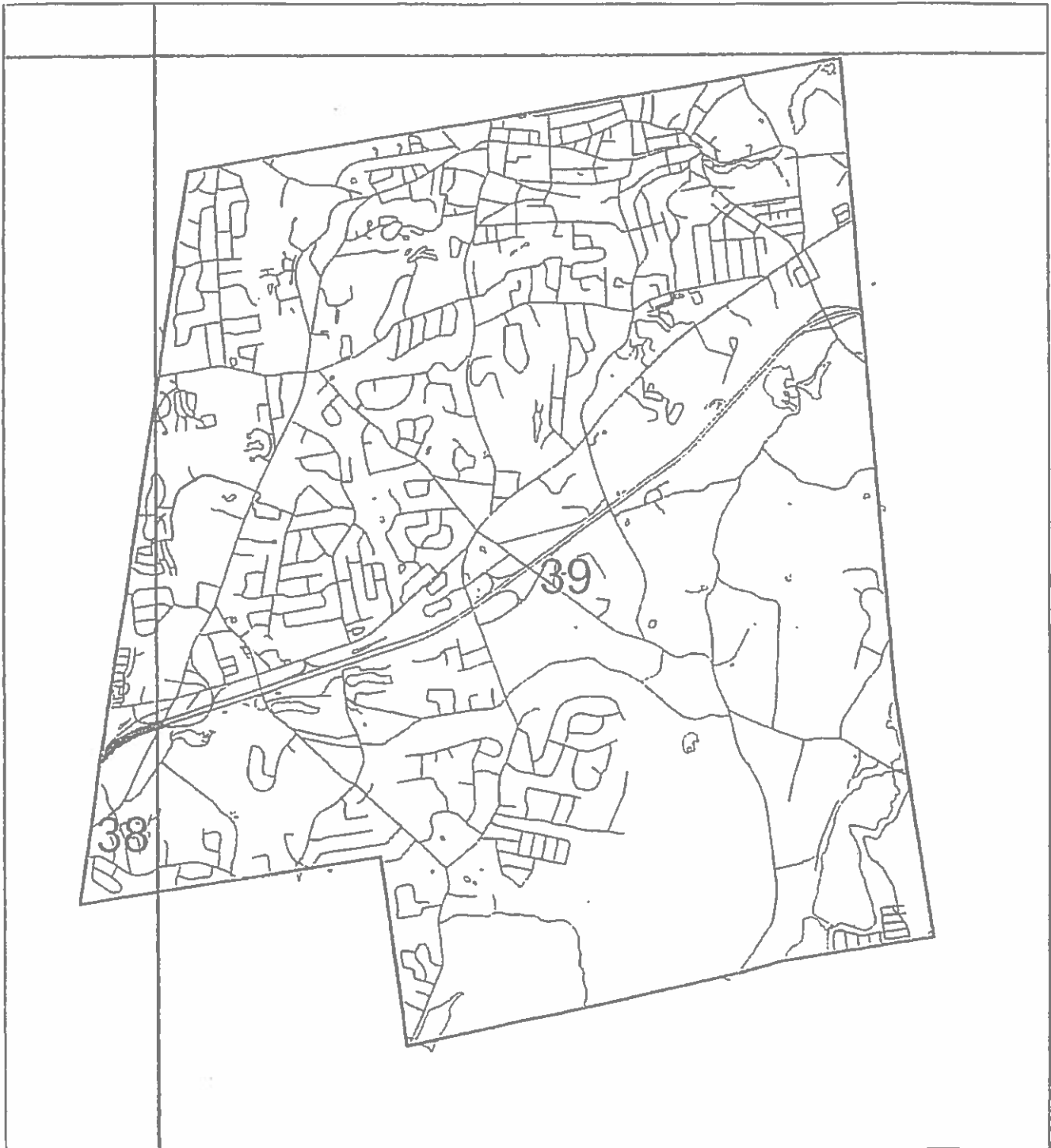
PART III: To Be Completed By The DEP

DATE RETURNED TO DEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

REV 5/2007



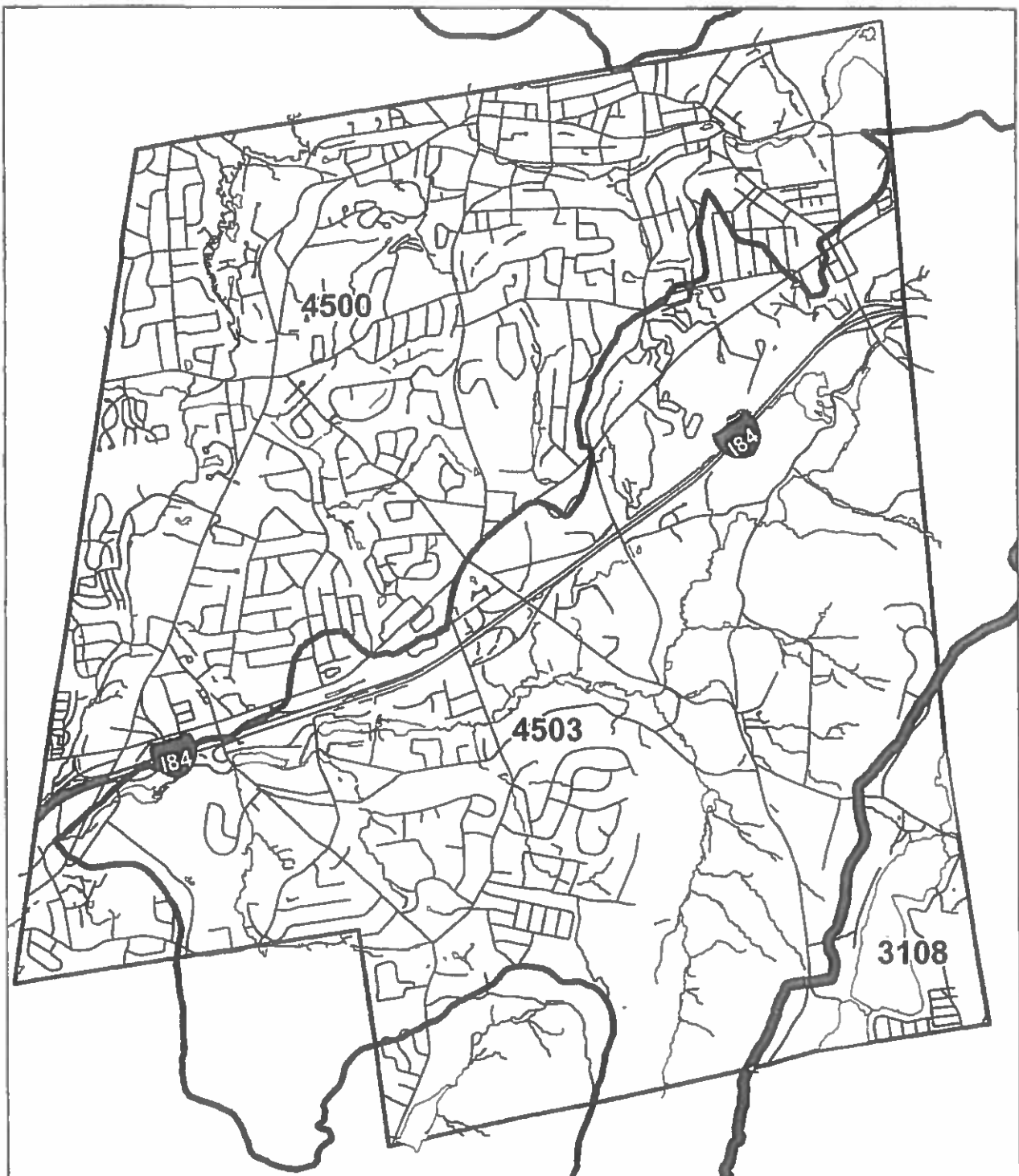
Legend

- Street Center Line
- Town Line
- Water Bodies
- Quad Index NAD83

USGS Quadrangles for Vernon, CT

38 - Manchester
39 - Rockville





Legend

 Water Bodies

 Major Basin

 Subregional Basin

4503 Basin ID#

Town of Vernon Subregional Drainage Basins

Source: CT DEP

This map was created by the
Vernon Planning Department
June 2010



This map is for information only, and its utilization and verification shall be the sole responsibility of the user. No warranty, expressed or implied, is made by the Town of Vernon as to the accuracy or completeness of this map, nor shall the fact of distribution constitute any such warranty.



REPORT DATE: March 16, 2019
PAGE 1 OF 3

REMA ECOLOGICAL SERVICES, LLC
164 East Center Street, Suite 8
Manchester, CT 06040
860.649.REMA (7362)

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:

Fire Station 141 (+/- 0.75 acres)
724 Hartford Road
Vernon, CT

REMA Job No.: 20-2259-VER51

Field Investigation Date(s): 3/14/20

Field Investigation Method(s):

- ☒ Spade and Auger
☐ Backhoe Test Pits
☐ Other: _____

REPORT PREPARED FOR:

Town of Vernon Fire Department
Fire Station 141
724 Hartford Turnpike
Vernon, CT 06066

Field Conditions:

Weather: Mostly sunny, 40s
Soil Moisture: moderate-high
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut Maps* (USDA-NRCS)
☐ Other: _____

Base Map Source: CT Web Soil Survey (USDA-NRCS) (attached); Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-9 (open line)

General Site Description/Comments: The "the study area" is a roughly +/- 0.755-acre portion of a +/- 1.38-acre property, including some off-site areas, on the east side of Hartford Road (Route 30) in Vernon, CT. Landuses in the vicinity of the site includes moderate-density residential development to the west, and lower density to the east. The site is developed with Fire Station 141, including the station building and parking lot. Undisturbed on-site soils are derived from glacial till deposits (i.e., unstratified sand, silt, and rock) and include the well-drained Cheshire (64) fine sandy loam, and the well-drained Narragansett (67) silt loam, soil series. Undisturbed wetland soils include the poorly drained Wilbraham & Menlo (6) soil series complex. On-site soils have been disturbed by past filling and grading are mapped as Udorthents (308), and disturbed wetland soils are mapped as Aquents (308w). The site's regulated resource includes a forested wetland in the southeast portion of the site, which extends offsite to the east. Dominant or common overstory vegetation associated with the delineated wetlands includes red maple, sugar maple, black oak, black cherry, red oak, and cottonwood. Dominant understory vegetation includes multiflora rose, Japanese barberry, American holly, firebush, Morrow's honeysuckle, Japanese knotweed, garlic mustard, goldenrods, sensitive fern, mugwort, sedges, grasses, and others. Lianas include Asiatic bittersweet, poison ivy, and fox grape.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)PROJECT NAME & SITE LOCATION: (+/- 0.75 acres)724 Hartford Road, Vernon, CT**SOIL MAP UNITS****Upland Soils**

Narragansett silt loam (67). This series consists of deep, well drained soils formed in silt mantled (Aeolian), friable glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark brown silt loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown silt loam. The substratum from 26 to 60 inches or more is light olive brown gravelly fine sandy loam or loamy sand.

Cheshire fine sandy loam (64). The Cheshire series consists of reddish, well-drained soils that have developed on glacial till. The till was derived mainly from reddish-brown Triassic sandstone and conglomerate that contained basalt and other rocks in various amounts. It ranges from gravelly sandy loam to gravelly loamy sand and is firm to very friable. Cheshire soils occur on gently sloping or undulating to hilly till plains.

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

Wilbraham silt loam (6). This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to sloping soils located in drainage ways and low lying positions on till plains, low ridges and drumloidal landforms. The soils have developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have a dark brown silt loam surface layer 8 inches thick. The subsoil from 8 to 25 inches is reddish brown, mottled silt loam. The substratum from 26 to 60 inches is reddish brown, mottled, very firm fine sandy loam.

Mento silt loam (6). This series consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to gently sloping soils located in drainage ways and low lying positions on till plains, low ridges and drumloidal landforms. The soils developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have 3 inches of black muck on top of the surface layer. The surface layer from 0 to 5 inches is black silt loam. The upper part of the subsoil from 5 to 8 inches is gray, mottled silt loam; and the lower part of the subsoil from 8 to 23 inches is red, mottled loam. The substratum from 23 to 60 inches is reddish brown, mottled, very firm gravelly loam.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: (+/- 0.75 acres)
724 Hartford Road, Vernon, CT

SOIL MAP UNITS

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The Aquents are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. Aquents are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC



George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Field Investigator/Senior Reviewer

FIGURE A:

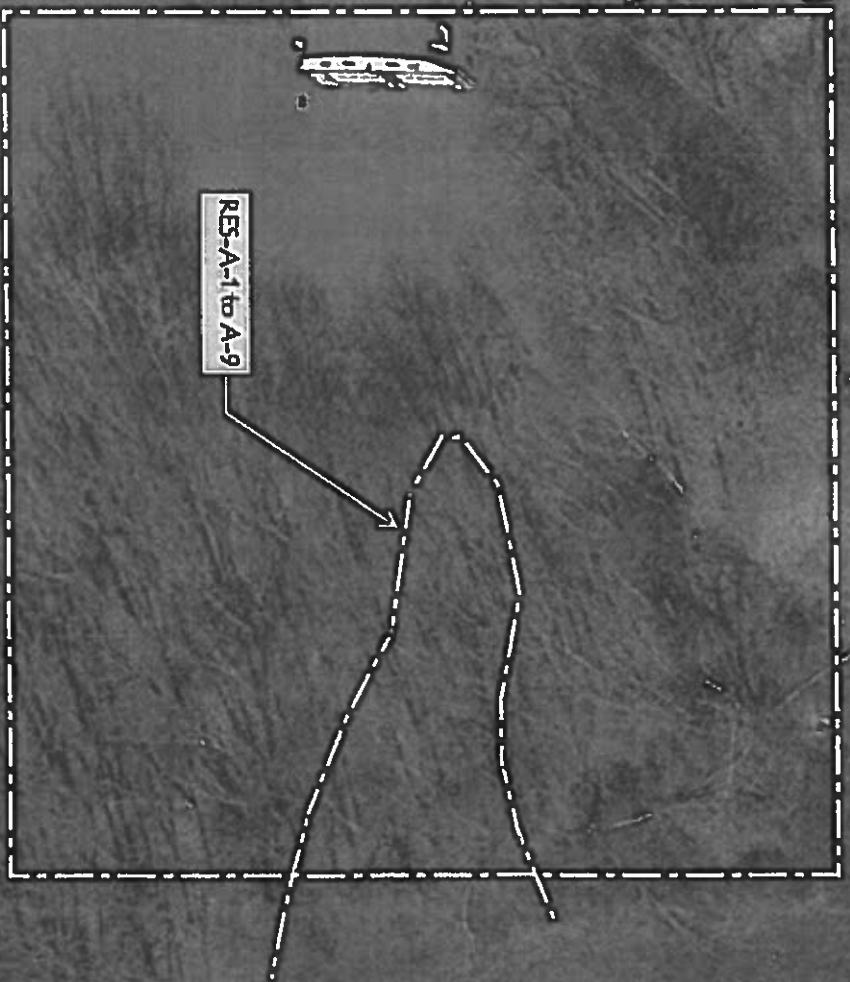
Wetland Delineations Sketch Map
Fire Station 141
Hartford Road, Vernon, CT

Study Area

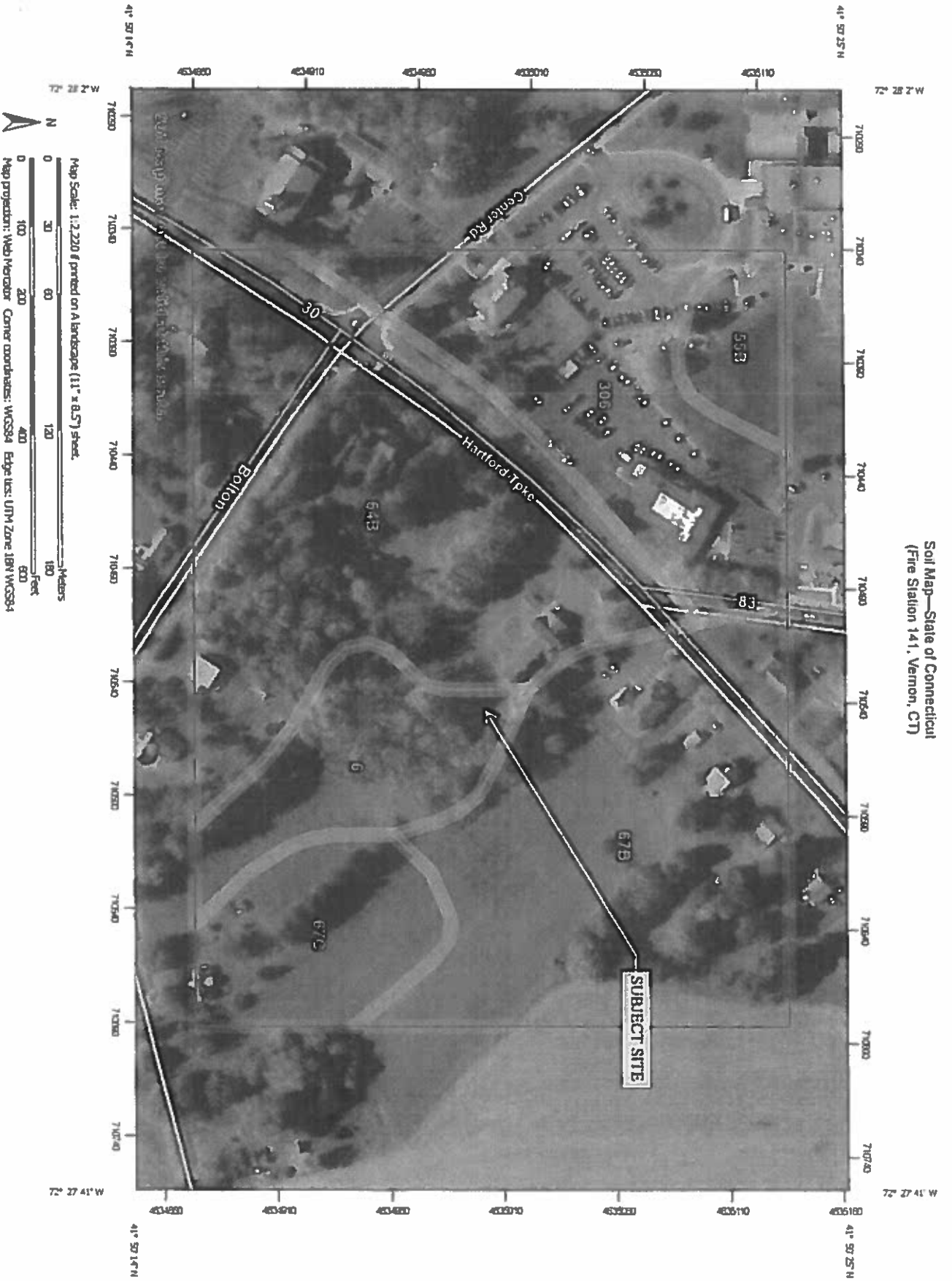
RES-A-1 to A-9

ANNOTATED BY: REMA ECOLOGICAL SERVICES, LLC
DATE: 3-16-20
SCALE: As Shown

100 ft



Soil Map—State of Connecticut
(Fire Station 141, Vernon, CT)












































Map Scale: 1:2,220 if printed on A landscape (11" x 8.5") sheet.
0 30 60 120 180 240 300 360 420 480 540 600
Meters
0 100 200 300 400 500 600
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

	Area of Interest (AOI)		Spot Area
	Area of Interest (AOI)		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Barrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 19, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2016—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Wilbraham and Menlo soils, 0 to 8 percent slopes, extremely stony	2.0	9.0%
55B	Watchaug fine sandy loam, 3 to 8 percent slopes	0.7	3.4%
64B	Cheshire fine sandy loam, 3 to 8 percent slopes, very stony	7.5	33.4%
67B	Narragansett silt loam, 3 to 8 percent slopes, very stony	6.2	27.9%
67C	Narragansett silt loam, 8 to 15 percent slopes, very stony	1.9	8.3%
306	Udorthents-Urban land complex	4.0	18.0%
Totals for Area of Interest		22.3	100.0%

VERNON TOWN OF
VERNON CENTER FIRE HOUSE
STATION # 1
VERNON, CT 06066
CENSUS TRACT: 530400

Neighborhood Number
11800
Neighborhood Name
EXEMPT COMMERCIAL
TAXING DISTRICT INFORMATION
Jurisdiction Name
Area
Routing Number

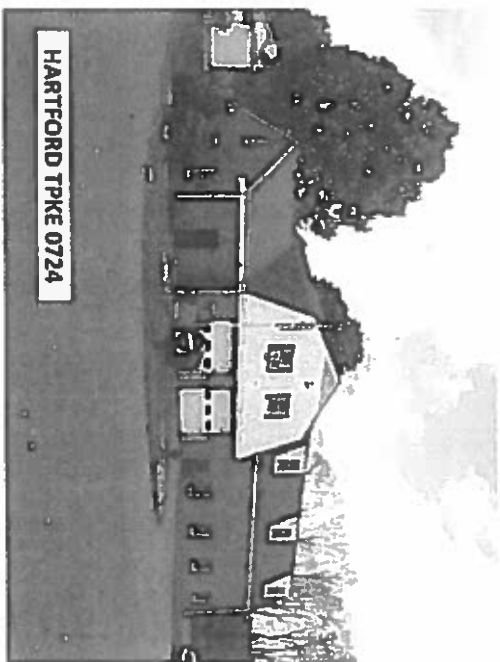
Town of Vernon
146
4891

Site Description
Topography
Public Utilities
Water, Sewer, Gas, Electric
Street or Road
Paved
Neighborhood
Zoning:
R-27
Legal Acres:
1.3800

Transfer of Ownership

Valuation Record

Assessment Year	2011	2016	2018					
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT					
Market	L 306580 I 918940 T 1225520	234600 953520 1188120	234600 953520 1188120					
70% Assessed/Use	L 214610 I 643260 T 857870	164220 667470 831690	164220 667470 831690					



HARTFORD TPKE 0724

Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acres - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor



FIRE STATION #141 EXISTING CONDITIONS

Legend

- Fire Wealds
- Water Courses
- Water Bodies
- Streams

1 in = 20 ft

This map was created by
Engineering Dept. 3/18/2020
The map is for information only and is
not a warranty, expressed or implied, is made
by the Town of Vernon as to the accuracy
or completeness of this map nor shall the fact
of distribution constitute any such warranty.





FIRE STATION #141

PROPOSED
51. 11-AN

Legend

- D Water Courses
- D Water Bodies
- S Streets

1 in = 20 ft

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STAFF COMMENTS
(IWC-2020-02)



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: IWC 2020-02, 724 Hartford Tpke.

DATE: April 21, 2020

Request

The Town of Vernon Fire Department has applied for the re-designation of Wetlands and has requested a Wetlands Commission permit for activity at 724 Hartford Tpke, referred to as Station #141. The Fire Department plans to place storage containers totaling approximately 1,000 sq.ft. in size as replacement for a small existing storage shed. The area will be used for storage as well as a training opportunities for ground ladder placement and other training measures.

The new wetlands boundary was prepared by Rema Ecological Services, dated March 16, 2020 and overlaid on a site plan map prepared by the Town Engineering Office, dated March 18, 2020. The activity will be approximately 40 feet from the proposed re-designated wetlands boundary.

Staff Comments

The Town Wetlands Agent concluded that the project would have “no present or future wetlands impact as long as proper erosion control measures are taken.” No other substantive Staff comments were received.

Analysis

The submission by the Certified Soil Scientist, Mr. George Logan for Rema Ecological Services, provides adequate justification for a resignation of wetlands boundaries as depicted in the report and accompanying site plan. The existing condition is presented along with the revised boundary.

The Fire Department project to replace an existing storage shed with new storage containers in the area shown on the site plan presents no short- or long-term adverse impact to the re-designated wetland boundary or watercourse when evaluating the proposal based upon Section 10.2 of the Town of Vernon Inland Wetland and Watercourses Regulations. There appears no feasible or prudent alternative which would cause less or no impacts.

Therefore, Staff recommends approval of IWC 2020-02, 724 Hartford Tpke.

Draft Motions

MOVED, that the Vernon Inland Wetlands and Watercourses Commission does hereby **APPROVE**, the application (**IWC-2020-02**) of the Town of Vernon Fire Department for a re-designation of Wetlands and a Wetlands permit by Commission for the installation of storage units and fire training apparatus at 724 Hartford Tpke., (Assessor's ID: 27, Block, 0066, Parcel 0024B) upon consideration of the decision criteria in Section 10.2 of the Town of Vernon Inland Wetland and Watercourse Regulations, and based upon the following findings:

- The project will have no adverse impacts on wetlands or watercourses and;
- There are no better, feasible and prudent alternatives to the proposal

Or,

MOVED, an Alternate Motion

GKM

APPLICATION REVIEW COMMENTS

FROM: cperry@vernon-ct.gov

TO: _____

DATE: 03/24/2020

APPLICANT: VERNON TOWN OF

PROJECT: Town of Vernon Fire Department

LOCATION: 724 HARTFORD TPKE

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

I believe this project will not have any present or future impacts on the nearby wetlands as long as proper erosion control measures are taken (as shown on the site plan).

C. Perry 3-24 -20

SIGNATURE: _____

DATE: _____